

R-1

SINGLE FAMILY
1 Acre+ - 43,560sq'
RESIDENTIAL

City of Aurora Texas
Zoning Ordinance
R-1 Residential Zoning Summary

PURPOSE

The R-1 Single-Family Residential District is composed of low density single-family residential areas in the City where low density residential development has occurred, or appears likely to occur. The regulations for the R-1 district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to low density single-family residential use where adequate public water services are provided, or individual wells are drilled and individual private OSS facilities are located at each home.

Permitted Uses

- Adult Family Home
- One Family Dwelling, Attached
- One Family Dwelling, Detached
- Playground in conjunction with School, Park or Community
- Recreational Club
- Churches
- General Park Operations
- Golf Courses
- Power and Utility Easements (Underground Only)
- Public Agencies
- Public Facilities
- Public Parks
- Schools
- Special Events
- Trail Head Facilities
- Micro/Macro Antennas
- Parking Lots
- Crops, Trees and Vineyards
- Wind Generator Turbines

Accessory Uses

- Accessory Apartments
- Accessory Buildings
- Home Occupations
- Rental Rooms
- Private Swimming Pools

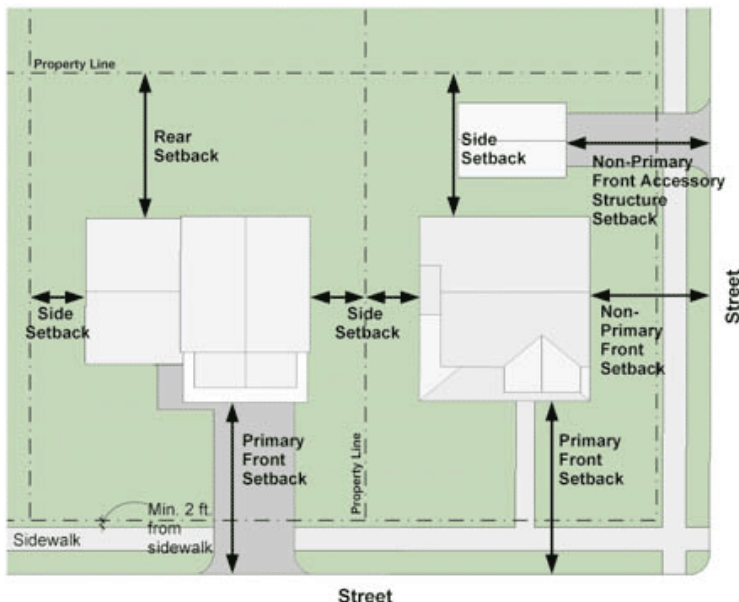
Special Permit

- Bed and Breakfast
- Daycare

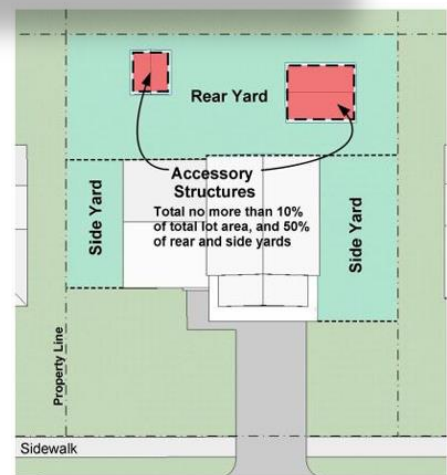
Residential Zoning Dimension Standards

ZONING CLASS	MINIMUM LOT SIZE (Square Feet)	MAXIMUM DENSITY (Dwelling Unit/Lot)	Minimum Lot Width	SET BACK MINIMUMS		
				Front	Side	Rear
R1	43,560	1	135	25	15	15

- Maximum height allowed 45'



Accessory Structures



Accessory Structures

All Accessory Structures shall be located behind the front edge of the Primary Structure

ZONING CLASS	SET BACK MINIMUMS		
	Non-Primary Front	Side	Rear
R1	20	15	15